

Senate Bill 3 Heritage Properties, 2013 Reporting Cycle.

University of Montana System

A. Executive Summary:

Of the Heritage Properties required to be reported on by Senate Bill 3 for the 2013 reporting cycle, only one merits being given a high priority but since nothing has been addressed from the 2011 cycle, the priority list remains the same with two additions from the 2013 cycle. The Berry-Tremper House urgently needs a new roof and Matthews Hall in Dillon.

1. **UM-Tech at Butte: Main Hall.1897.** Main Hall has the greatest significance to Tech from a historical perspective and is in need of a complete renovation. The building is being maintained for educational purposes; however, major maintenance items are being deferred due to budget constraints.
2. **UM-Western at Dillon: Main Hall 1924 Library Wing.** This structure is listed on the National Register of Historic Places. It was a large attached Library wing connected to the state's first Normal School, and has historic significance based on its own merits.
3. **UM-Tech at Butte: Engineering Hall 1910,** is in similar need of a major retrofit as Main with the additional burden of potential structural failure.
4. **UM-Tech at Butte: Museum Building, 1939,** is not at risk to the degree main Hall or Engineering is, although many building systems are failing which contribute to the historic fabric of the structure.
5. **UM-Tech at Butte,: Prospector Hall, 1935,** is the original residence hall and has been in continual use. Most building systems are original and require replacement or upgrading to protect the building from further deterioration.
6. **UM-Tech at Butte: Chancellor's Residence, 1936,** is in fair condition but requires additional stewardship to insure the integrity of the structure.
7. **UM-Missoula, Ft. Missoula: 1944.** The two Non-Commissioned Officers (NCO) residences, also known as T-14 and T-16 in the Army cataloging system. These structures are boarded up and not fit for human occupation. UM has made efforts to stabilize the envelope to prevent further deterioration but lacks funding to fully restore them for any type of current/future use by the University.
8. **UM-Missoula, Missoula Campus: Rankin Hall, 1909:** requires a roof replacement urgently and needs lots of deferred maintenance work.
9. **UM-Missoula, Missoula Campus: Berry-Tremper House, 1918:** urgently needs a roof replacement. Interior has been renovated.
10. **UM-Western at Dillon: Matthews Hall.** Building needs substantial renovation, including insulation of the exterior walls and attic, new windows, exterior doors, heating and electrical.

A complete summary of all Heritage Properties is listed below for all UM System campuses for the 2013 cycle.

B. The University of Montana, Missoula.

Senate Bill 3 of the 62nd Legislature requires State agencies and the Montana University System to report biennially to the Preservation Review Board on the status and maintenance needs of Agency Heritage Properties. The University of Montana, Missoula has identified (14) additional heritage properties on the Missoula campus that meet the criteria for reporting for the 2013 cycle. The properties are as follows:

Of the UM- Fort Missoula properties that are reported on, the two structures that are in the most urgent need of assistance are the two Non-Commissioned Officers (NCO) residences, also known as T-14 and T-16 in the Army cataloging system. This has not changed from the 2011 reporting cycle. These structures are boarded up and not fit for human occupation. UM has made efforts to stabilize the envelope to prevent further deterioration but lacks funding to fully restore them for any type of current/future use by the University. It should also be noted that a toxic materials analysis was done on them and Lead Paint and asbestos would need to be abated prior to any renovation project. On the Missoula campus, Rankin Hall requires a roof replacement urgently and the Berry-Tremper House(O'Connor Center for the Rocky Mountain West) also needs a new roof.

- Phyllis J. Washington Education Center, 1950
- School of Forestry Memorial Greenhouse, 1951
- Craig Hall, 1953
- Duniway Hall, 1956
- North Corbin Hall, 1956
- Liberal Arts Building, 1953
- Music Building, 1953
- McGill Hall, 1953
- Emma B. Lommasson Center, 1955
- Curry Health Center, 1956
- Knowles Hall, 1963
- Berry-Tremper House (O'Connor Center for the Rocky Mountain West), 1918
- Memorial Row, site, 1919
- The "M" and "M Trail", site and structure, 1909

For the next biennium reporting cycle (2013) another fourteen (14) properties will be added to the list above for The University of Montana, Missoula campus.

The State Preservation Board requires a summary of each properties narrative:

1. **Phyllis J. Washington Education Center:** 1950. Originally built as the University of Montana's Business School in 1950, through state appropriation and reserve funds, designed by architect Fred A. Brinkman of Kalispell, building was originally a 3 story rectangle with classrooms, offices and some large lecture rooms. Building was added onto in 2009 by Oz architects. New section runs north and south and is attached to the East end of the original structure and was paid for by a donation from Phyllis Washington. The Status is **satisfactory**. Condition is **good**. The interior of original building was updated as part of the 2009 addition. Mechanical improvements have

also been made via energy savings money. All the exterior windows were also replaced. Terra cotta on exterior is showing signs of age, and is cracked in places.

2. **School of Forestry Memorial Greenhouse:** 1951. The Forestry Memorial Greenhouse is located on the south side of the Forestry building, which was listed in the original nomination for The University of Montana Historic District. The greenhouse is constructed of an iron armature with glass panels. It was designed by Fox/Ballas Architects. The Status is **satisfactory**. The Condition is **good**. The iron armature and glass panels have been replaced with aluminum framed Plexiglas.
3. **Craig Hall:** Designed by Architect Fred A. Brinkman, Craig Hall was built in 1953 and an addition, was completed in 1955. It was named in honor of the University's founding president. The Lomasson Center was originally named Craig Hall but, since it no longer housed students, the name Craig Hall was transferred to the new men's dorm. The Status is **satisfactory**. The condition is **good**. A fire sprinkler system was added which changes the look of the hallways. The heating and ventilation system needs to be updated.
4. **Duniway:** Named after the University of Montana's second President, Clyde V. Duniway (1908-1912), this building basically connected two existing Dorms, Craig and Elrod, in 1956. Originally it was called "The Link" or "The Extension", and was formally name Duniway by President Carl MacFarland. The Status is **satisfactory**. The condition is **good**. Building does not meet ADA and there are no plans to add an elevator or retrofit rooms or bathrooms.
5. **North Corbin Hall:** Completed in 1956, North Corbin linked Corbin and Brantly Halls and was designed by Brinkman and Lenon architects and engineers. While Corbin and Brantly both have hipped roofs, North Corbin's is flat, and was replaced with a single ply membrane within the last ten years. While it was originally designed as a dorm, it now serves as an office building and also houses the MSU School of Nursing. The Status is **satisfactory**. The condition is **good**. Substantial deferred maintenance exists such as exterior steps and retaining walls, exterior brick needs tuck pointed and sealed and exterior windows need to be replaced.
6. **Liberal Arts Building:** The original portion of this building, shaped like a backword L, was built in 1953 with the addition built to the west in 1962 which changed the shape of the building to an E. H.G. Merriam designed the first section. A mosaic on original buildings exterior was done by Rudy Autio. Building requires an additional elevator to allow access to all floors. The Status is **satisfactory**. The condition is **good**. The exterior windows and roof need to be replaced. There are plumbing and HVAC deferred maintenance needs in the very high use building.
7. **Music Building:** 1953. Designed by Architects Fox, Ballas of Missoula, building looks like a grand piano from the air. Acoustical efficiency is a large factor in its very unique design, from felt wrapped framing to insulated walls throughout. Building currently only has a service elevator and does not meet ADA. The Status is **Watch**. There is a proposal to build an addition to the East side of the building. The condition is **good**.
8. **McGill Hall:** Completed in 1953, McGill Hall was designed by Architect Gehres D. Weed of Kalispell and was the first building on campus intended specifically for "women's activities." Originally called "The Women's Center", it was officially named McGill Hall in 1984 after Doctor Caroline McGill. The Status is **satisfactory**. Some negative impacts to historical integrity have

already occurred with the Media Arts renovation where the gym was partially split into two floors and the HHP addition to the south side of the building in 2009. Condition is **Good**.

9. **Emma B. Lommasson Center: 1955.** Built during the post war university population boom to solve the need for a food service and student union building, The Lodge, as it was called then, was designed by Brinkman & Lenon Architects and Engineers of Kalispell. It has been added onto and renovated multiple times making it difficult to evaluate the original structure. Status is **satisfactory**. Condition is **Good**.
10. **Curry Health Service:** Designed by Architect Gehres D. Weed., of Kalispell, the Student Health Center was completed in 1956, added onto in 1971 and again in 1995. The 1971 addition added an emergency room and out-patient facilities. The Status is **satisfactory**. The condition is **good**. The windows on East side of original building need to be replaced. HVAC system needs some renovation.
11. **Knowles Hall: 1963.** Designed in the "International Modern" style by Taylor, Thon, Schwartz and Kirkpatrick of Kalispell, Knowles was completed in 1963 and was identical to Miller Hall which was completed in 1965. Miller has since gone through a significant change with the addition of two stories. Building was named after Elise Knowles, whom, along with Ella Robb comprised the University's first graduating class of 1898. Status of this building is **satisfactory**. Condition is **good**, but there is some deferred maintenance. South East corner of building is settling and cracking. Ballasted roof needs to be replaced with single ply membrane and insulation added. Plumbing, HVAC and electrical systems all need renewal.
12. **Berry-Tremper House (O'Connor Center for the Rocky Mountain West):** Built in 1916, this Craftsman-style home is the last remaining home of the 600 block of University Avenue. The University purchased the house in 1957 in accordance with the Carsley-Gilbert plan of 1917. First owned by William Berry and last owned by W.G. Tremper before being sold to the University, the Carsley-Gilbert plan of campus indicated that the house was to be torn down, which never happened. This property will be given priority 9 including all of the 2011 cycle high priority properties because the roof is in such poor condition and structure is at risk.
13. **Memorial Row, site, 1919:** Memorial Row was established in 1919 following the end of World War I in an effort to honor the men and women, connected to UM, who died in service during the war by planting a tree in two columns running from the corner of the Oval to Eddy Avenue. 32 Ponderosa Pine trees were planted with the name of the person being honored on a sign at the base of each tree.
14. **The "M" and "M Trail", site and structure, 1909:**
While the trail is and has been maintained by volunteers, the "M" has gone from being constructed from white washed rocks(1909), to wood(1912), a larger wooden version(1913), to a shale version with a granite border(1915), and finally the existing concrete structure which was built in 1968 at a cost of \$4,328. The original "M" cost \$18 and was equipped with a lighting system. The "M" is a very popular Missoula landmark and hiking trail. The trail is maintained by volunteers and the basketball team paints the "M" annually.

C. The University of Montana, Western at Dillon.

For the 2013 cycle Western reported on 17 additional properties. As most of this reporting cycle was on newer structures, only one building merits being added to the high priority or “at risk” structures. A summary of this cycles’ buildings is as follows.

1. **Matthews Hall:** Matthews Hall was the first women's dormitory built in 1902 and the first of several additions in 1906 and 1918. The first major remodel occurred in 1921. Architect G. H. Carsley designed the addition which included the current kitchen, The Lewis & Clark room and dining facility. The entire residence hall portions of the building were reconstructed in 1935 and there have been a number of remodels and upgrades to the building in 1958, 1965, 1983, 1992, 1993-95, 1996, 1998 mostly for fire alarm codes and compliance. Status is **watch**. Condition is fair. The remainder of the building needs are, remodel interior dorm space, insulate exterior walls and attic to meet current codes, replace windows and entry doors, replace heating and software equipment, replace outdated electrical wiring. This building is listed as high priority #10
2. **I.T. /Pool:** The current Business and Technology building was the first gymnasium on campus constructed in 1924 and has been remodeled in 1983 for Arts and Crafts, re-roofed in 1996 and a classroom lab remodel in 2000. In addition to remodels fire alarm retrofits have been executed in 1989 and again in 2013.
3. **South Campus Housing:** The building now referred to as South Campus Housing was constructed between 1950 and 1960 originally as the Crosswinds Motel. This building was purchased by the University in 1998 and used for day care center. This facility will likely be destroyed in order to make way for more modern facilities.
4. **Jordon Hall:** Jordan Hall was designed by Kestle Architects as a dormitory and constructed in 1958 and has undergone an extensive remodel in 1998 and has continued to function in that use to the present.
5. **Davis Hall:** Davis Hall was designed by Hamill Architects as as a dormitory and constructed in 1959 and has undergone an extensive remodel in 1998 and has continued to function in that use to the present.
6. **Grand House:** The Grand House was an off campus structure until it was purchased in 2011 by the University for expansion of the NE corner of the campus. Currently used for faculty or staff housing.
7. **Roe House:** The Roe House was constructed in 1911 and dedicated to the University in 1998. The foundation design was developed by Fullerton Architects in order to transport the structure to the campus and set on a new foundation.
8. **Curry House:** The Curry House was constructed in 1947 and is Spanish Mission style of architecture. The house is currently a rental property occupied by the Small School

Alliance. This structure will likely be destroyed for other uses to accommodate the expansion of the campus.

9. **Engineers House:** The Engineers House was constructed in 1925 for the engineer to be close to the heating plant and has been converted to office space for the Facilities Department.
10. **Heating Plant:** The first Heating Plant on campus was constructed on the site of the Business and Technology building and removed and relocated to its present site first used in 1923. A building addition was constructed in 2007 to accommodate wood chips for Beams fuel.
11. **Bridenstine House:** The Bridenstine House was constructed in 1941 and has been used for faculty and staff housing since its purchase in 1994. This building is programmed for demolition during the next decade.
12. **Kurtz House:** The Kurtz House was constructed in 1960 and originally purchased in 1996 in order to accommodate future expansion of the campus. The house is currently used for rental property. This house will likely be demolished in the future.
13. **College Motors:** This structure was originally constructed as a commercial garage in 1951 as a car dealership and was converted to the Industrial Technology Building for many years. The building was purchased in 1981 and recently converted to an Art Studio. During the 2013 fiscal year the building underwent a remodel to improve air quality, energy improvements and safety and code compliance issues.
14. **Chancellor's House:** The carpenter, Ed Dwyer built the Chancellor's House in 1957 at the cost of about \$47,000. The structure was remodeled in 1988 and again in 1995. Most recently in 2013 the building was fitted for new air conditioning and new appliances.

D. University of Montana, Tech at Butte:

For the 2013 cycle Montana Tech reported on 9 additional properties. As most of this reporting cycle was on newer structures, nothing merits being added to the high priority or "at risk" structures. A summary of this cycle's buildings is as follows.

1. **Physical Plant Building:** Constructed in 1948 as Physical Plant Building to enhance operations and maintenance of an expanding university campus. Building serves as shop areas for physical plant maintenance staff, equipment storage, parts inventory, and administrative office space.
2. **Student Union Building:** Constructed in 1960 as Student Union Building to provide food service, academic support services, meeting rooms, and administrative offices servicing students, faculty, staff, and community members, of an expanding university campus.
3. **Motor Pool Garage:** Constructed in 1950 as motor pool garage structure for university vehicle fleet operations and maintenance. Building serves as shop areas for physical plant maintenance staff, equipment storage, parts inventory.
4. **Lexington, Missoula North and Missoula South Apartment Buildings:** Constructed in 1950 as three similar apartment buildings for Anaconda Copper Company employee housing. Buildings were acquired by Montana Tech and serve as university student and employee family housing.
5. **Leonard Field:** Athletic field construction was originally approved in 1911, however lack of funding delayed the project until 1931. Work began under the supervision of the Silver Bow

County Emergency Relief Committee. Work on the field continued in 1934 as part of the Civil Works Administration program.

6. **HIRL North and South:** Constructed in 1938 as single family residential housing on the southwest edge of the campus. Acquired by the university and used for student and employee child daycare facilities. After child care operations ceased property sat vacant for a period, then used for a small specific biology research facility.